

**Town of West Hartford  
Conservation and Environment Commission  
Minutes for Special Meeting  
January 29, 2015, 7:00 PM  
Town Hall, Room 314**

Commissioners Present: McCarthy (chair), Sebastian (vice chair), Williams, Durao and Gurney

1. Approval of December 2014 CEC Meeting Minutes.

Approved. Motion by Sebastian, second by Durao.

2. Communications and News

The Commission discussed a letter received by Carolyn Goerner of 215 Brace Road concerning her interest in preserving the native habitat in "Mooney's Woods." McCarthy indicated that he would contact Goerner to discuss what her intentions are, whether they fall within the scope of the Commission and how best to proceed. Following this communication, McCarthy will report to the Commission regarding the same.

3. Old Business

None.

4. New Business

**77 Orchard Road** – Application (IWW #1023) of Elizabeth and Michael Reilly, R.O.s (Gregory Piecuch, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on January 5, 2015. Required public hearing scheduled for February 2, 2015.)

**77 Orchard Road** -Application (IWW #1024) of Elizabeth and Michael Reilly, R.O.s (Gregory Piecuch, Esq.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 6,000 sf single family home and 800 sf attached garage along with associated site improvements. Site improvements include grading, paved driveway and clearing of trees. The majority of the site is located in the 150' regulated upland review area. (Submitted for IWWA receipt on January 5, 2015. Determined to be potentially significant and set for public hearing on February 2, 2015.)

Gregory W. Piecuch, Esq., Matthew Bruton (BL Companies) and Raina Huebner (BL Companies) presented on behalf of the applicant. Member Sebastian indicated that he was a classmate of Attorney Pecuch in law school but that their relationship would not influence his consideration of the application. The Commission agreed that no conflict of interest existed.

The subject property is zoned R40 and is approximately 4.5 acres in size. The applicant intends to split the property into 2.5 acre and 2.0 acre lots. The new property line will run approximately through the center of the subject property. An existing tennis court on the applicants' property will be removed and its location will primarily be converted to grass although the north east portion of the proposed house will be built upon the former tennis court site.

The applicant will construct two conservation easement areas and will be filing a restrictive easement on the land records prohibiting future owners from disturbing the areas. The lone exception is that the property owner may, subject to the consent of the West Hartford Town Planner) remove or prune trees as required by standards of good tree husbandry and maintenance or as required to reduce safety risks to person or property.

As part of the project, a driveway will be constructed to run from Orchard Road through the northeast corner of the new parcel along the eastern property line (with a 5 foot buffer area separating it from 75 Orchard Road) until it curves west to the proposed home. The driveway's projected location is designed to avoid disturbing one of the proposed conservation easement areas and will be 12 feet in width (the code minimum). Silt fences will be installed along the driveway to limit disturbance and a 12' X 50' anti tracking pad will be constructed at the driveway entrance. The dirt removed to construct the home's foundation will be relocated and regraded on the property and used as fill for the driveway.

An existing 8" clay pipe that currently drains water off of the property (and is located in an area where the driveway will be constructed) will be removed and replaced with a 15" pipe to maintain water flow from proposed conservation area off of property. Studies have shown no increased water flow to neighboring properties for proposed construction and a reduced water flow to 75 Orchard Road.

The applicant will also maintain a 30' rear yard landscape on the south end and a 20' building setback along the southeast end of the new parcel. No 30" caliper trees will be removed from the property, however, the proposed site for the home is currently heavily wooded. The applicant had no information concerning the number of trees that would be removed during the home construction. The applicant indicated that there was no indication of hydrophilic vegetation on the south or east portions of the new parcel. Moreover, there is no expected disturbance of any wildlife except for the temporary noise impacts that will occur during construction.

As part of the application, the Commission asked the applicant to review Natural Diversity Database to further investigate potential adverse impacts to species listed therein. The Commission also expresses concern regarding the number of trees that are to be removed for the home construction and the potential adverse consequences such removal will have on the surrounding area.

**245 Prospect Avenue & 27 Park Road** -Application (IWW #1025) of Wakefern Food Corporation and Sisters of Saint Joseph (Patrick O’Leary, Contact), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant (Shoprite) seeks to modify an existing truck turnaround to allow tractor trailers to maneuver within the limits of the subject property. No direct impact to the regulated upland review area is proposed. (Submitted for IWWA receipt on February 2, 2015. Presented for determination of significance.)

Patrick N. O’Leary (VHB) presented on behalf of the applicant. The subject turnaround area is 1,500 square feet and paved. Given advancements in tractor trailer operations, the truck turnaround is no longer necessary and no longer used by the trucks servicing ShopRite as the area behind the store is sufficient for the trucks to maneuver without using the turnaround. Given the lack of use, the turnaround has become a site where garbage, milk crates and miscellaneous items such as couches have been placed.

The applicant proposes to clean the area where the turnaround exists (remove trash, debris, etc) and then remove the asphalt. It will then put the soil that was removed as part of the turnaround’s construction back into its original location. Upon the restoration of the subject turnaround area, soil will be stabilized with appropriate matting and seeded to prevent erosion . Hay bales will also be used until the impacted areas stabilize.

No trees will be taken down during the construction process. The expected time for construction is one day. The Commission voiced no concerns regarding any potential adverse consequences of this application.

## 5. Meeting Adjournment

Motion by Sebastian, second by Durao.